

Salem Planning and Zoning Commission  
February 22, 2011

Present: Amato, R.  
Bingham, D - left at 8:53 pm  
Buckley, K.  
Burr, E.  
Fogarty, G. arrived at 7:24 pm  
Smith, V., Alt.

Absent: Chinatti, M., Town Planner/ZEO  
McKenney, H., Alt.  
Savalle, R.  
Walter, G.  
Vacancy, Alt.

Guests: R. & L. Asafaylo

**CALL TO ORDER:**

K. Buckley, chair:

Called the meeting to order at 7:04 pm.,  
Introduced all members and staff present, and  
With the Commission's consent, seated V. Smith for G. Walter.

The Commission made a presentation to Doris McTigue, PZC Administrative Assistant/Recording Secretary, upon her retirement after 25 years of service to the Salem Planning and Zoning Commission.

**PUBLIC HEARING(S):**

None Scheduled

**PETITIONERS:**

There were no *PETITIONERS* this evening.

**PUBLIC COMMENTS:**

There were no *PUBLIC COMMENTS*.

**OLD BUSINESS:**

- 1) **Work Session: Priorities List (discussion continued from February 15, 2011)**  
The Commission continued their review of the Priorities List they had begun at their meeting on 2/15/11 (See attached to the filed copy of these minutes.):

**RESOURCE PROTECTION:**

- APZ Overlay/Water Supply KEEP ON LIST  
APZ stands for Aquifer Protection Zone.

Identify number of aquifers in town; none are presently being used for a public water supply; zones will need to be defined; no regulations presently in place; state may mandate regulations.

G. Fogarty arrived at the meeting.

- Open Space Issues - OSP implementation KEEP ON LIST  
Issues need to be more well-defined.
- Subdivision/site plan process - retain rural character (manmade features/stone walls/tree canopies, etc.) KEEP ON LIST  
Discussed the fact that the PZC could review an archaeological and a wildlife survey of a proposed subdivision site in a pre-application meeting with the developer(s).

At this time, the discussion shifted to the way in which the Commission should handle the prioritization matters. Should each item on the List be researched by one (1) PZC member and then return to the Commission as a whole for discussion; be researched by a subcommittee, or researched and discussed by the Commission as a whole?

It was the Commission's consensus that each item should be worked on by the entire Commission.

Review of the Priorities List continued:

- Add LID (Low Impact Development) Design as part of BMPs (Best Management Practices) re Stormwater Management Practices  
This will be reactionary on the part of the town; state regulations regarding Stormwater Management Practices.

BEST HANDLED BY OTHERS:

- Develop Databases for Housing Starts  
These databases are kept by the Building Department; the Building Official uses them in his yearly report for the Town Report.  
The Commission will request that they receive copies of the databases whenever revised.
- Public Education for Septic Maintenance  
How should this be accomplished and who should have the responsibility to do it?  
Information needs to be provided to residents; use of Our Town - Salem for articles regarding septic maintenance; mailings to all residents?; establishment of an ordinance in regard to the matter?.

The Building Department or the Sanitarian should have all the information needed.

MISCELLANEOUS:

- Facilitate Vehicular and Pedestrian Traffic consistent w/State Management Principles  
Consensus that the Commission will need the Town Planner to explain this item.
- Wind Generators  
The present Zoning Regulations do include a section on Wind Energy Conversion Systems drafted in the late 1970s when there was some interest in them. These regulations need to be reviewed by the Commission.  
For now this item may be irrelevant.
- Workforce Housing (Affordable Housing) KEEP LOW PRIORITY  
The Census has a lot of this information. The state does have a formula as to what percentage of housing in all Connecticut towns needs to be "workforce housing". Salem doesn't know where it stands on this matter.
- Amend Zoning/Subdivision Regs per FEMA revisions HIGH ON LIST
- Amend Zoning Regs to include requirement for compliance w/ CT Stormwater Quality Manual KEEP ON LIST  
A regulation drafted by the state should be forthcoming to all Connecticut towns with which to revise their own regulations; the amendment will be boilerplate.
- Town Center Zone ?????  
This item is complicated; the Committee has completed their charge and has since disbanded; they drafted a fine report. The concept has been at a standstill for many months now.  
Consensus was that the town should go ahead with the project, come up with a more limited plan, or forget about it if there is no interest.

**NEW BUSINESS:**

- 1) **Schedule public hearing for Zoning and Subdivision Regulation Amendments necessary per FEMA floodplain map updates**

The Commission has not reviewed these amendments as they must before they can set a public hearing.

This item should have been titled to "Review Zoning and Subdivision Regulation Amendments necessary per FEMA floodplain map updates.

Due to the Town Planner's absence, the Commission took the following action:

M/S/C (Amato/Fogarty) to table this matter to the March 15, 2011 Salem Planning and Zoning Commission Regular Meeting agenda, Vote: approved unanimously.

**ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: N/A**

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S): N/A**

D. Bingham recused himself and left the meeting.

**EXECUTIVE SESSION:**

**1) Kobyluck - Pending Litigation**

M/S/C (Burr/Amato) to go into Executive Session to discuss Kobyluck - Pending Litigation at 8:54 pm and include D. McTigue, PZC Recording Secretary. Vote: approved unanimously.

Present at Executive Session:

R. Amato, K. Buckley, E. Burr, G. Fogarty, and V. Smith.

Present at the Commission's pleasure:

D. McTigue, Recording Secretary.

M/S/C (Fogarty/Burr) to come out of Executive Session at 9:24 pm. Vote: approved unanimously.

NO ACTION TAKEN.

**PLUS DELTAS:**

The Commission did not discuss *PLUS DELTAS* this evening.

**CORRESPONDENCE:**

- Attorney Byrne in reference to Kobyluck matters.

**ADJOURNMENT:**

M/S/C (Amato/Smith) to adjourn the meeting at 9:29 pm. Vote: approved unanimously.

Doris McTigue, Recording Secretary